

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF SEPTEMBER 11, 2017  
TO BE REPORTED OUT OCTOBER 11, 2017**

**NO. A-8221 (1st WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT # O2016-2687**

**PASS AS SUBSTITUTED**

Common Address: 1570-72 N Milwaukee Ave; 1551-59 N Damen Ave

Applicant: Alderman Joe Mareno

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8323 (9th WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT # O2017-S202**

**PASS AS SUBSTITUTED**

Common Address: 9500-14 S Dr. Martin Luther King Jr. Drive; 335-59 East 95th St.

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House) District

**NO. A-8324 (11th WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT # O2017-S205**

**PASS AS SUBSTITUTED**

Common Address: 436-58 W Pershing Road

Applicant: Alderman Patrick Thompson

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8327 (24th WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT # O2017-S211**

Common Address: 3724-26 W Flournoy Street

Applicant: Alderman Michael Scott

Change Request: RM-5 Multi Unit District to C1-1 Neighborhood Commercial District

**NO. A-8329 (27th WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT # O2017-S218**

Common Address: 931-937 W Chestnut St; 854-868 N Lessing St.; 939-947 W Chestnut St and 865-869 N Sangamon St

Applicant: Alderman Walter Burnett

Change Request: C1-5 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District

OFFICE OF THE  
CITY CLERK

2017 SEP 25 PM 2:17

RECEIVED  
#3

**NO. A-8322 (46<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT # O2017-5232**

**PASS AS REVISED**

**Area Bounded By:** North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 feet west of North Clarendon Avenue; and West Leland Avenue.

**Applicant:** Alderman James Cappleman

**Change Request:** Residential -Institutional Planned Development District No. 37 to Residential - Institutional Planned Development District No. 37, as amended

**NO. 19236-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3835**

**PASS AS SUBSTITUTED**

**Common Address:** 2922 W Lyndale Ave

**Applicant:** Jeff Woelker and Jessica Bahn

**Owner:** 2922 West Lyndale Condominiums Association

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** to build a roof top deck with a pergola onto the existing residential building with existing 2 dwelling units; existing 2 parking spaces; no commercial space; existing 3 story, height (with pergola) : 48.07 feet

**NO. 19191-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3201**

**Common Address:** 1812 N Sawyer Ave

**Applicant:** Optimum H&C, LLC

**Owner:** Optimum H&C, LLC

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To construct a three story four unit building

**NO. 19257-T1(1<sup>st</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4801**

**Common Address:** 1819 and 1821 N St Louis Ave

**Applicant:** Peegan Development, Inc.

**Owner:** Peegan Development, Inc.

**Attorney:** Paul Kolpak

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** 3-story, 8 dwelling unit building with basement, no commercial space. The height of the building will be 45 feet 2 inches. There will be 8 off-street parking spaces.

**NO. 19259 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4803**

**Common Address:** 1508 N Talman Ave

**Applicant:** William Morales

**Owner:** William Morales

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To permit the construction of a new three-story residential building, of the subject site. The new proposed building will contain a total of three (3) dwelling units, with slop parking for three (3) vehicles, located at the rear. The proposed new building will be masonry in construction and measure approximately 34 feet-8 inches in height.

**NO. 19281 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4845**

**Common Address:** 1458 N Talman

**Applicant:** Horry Parson

**Owner:** Chicago Title Land Trust #8002371637

**Attorney:**

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will be one single family home with a two car underground garage. The height of the building will be 42' 3 ½

**NO. 19294-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5185**

PASS AS SUBSTITUTED TO A TYPE 1

**Common Address:** 2438 N Western Ave

**Applicant:** Tim Pomaville

**Owner:** Tim Pomaville

**Attorney:** Gordon & Pikarski

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 37 feet 4 inches as defined by the code.

**NO. 19239 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3838**

PASS AS SUBSTITUTED

**Common Address:** 1648 N Winchester Ave

**Applicant:** Glenn and Kathryn McMillon

**Owner:** Glenn and Kathryn McMillon

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached garage, at the subject site. The existing split-level residence and one-story coach house will, both, be razed. The new proposed building will be masonry in construction and measure 38 feet-0 inches (approx.) in height

**NO. 19285 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4849**

**Common Address:** 2046 W Rice St

**Applicant:** Development Group LLC – Ukrainian Village

**Owner:** Development Group LLC – Ukrainian Village

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain a total of three (3) dwelling units, with garage parking for three (3) vehicles, the ingress and egress for which will be located off of the Public Alley, running along the west side of the property. The proposed new building will be masonry in construction and measure approximately 38 feet-2 inches in height.

**NO. 19295 (14<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5189**

**Common Address:** 4849-4861 S Kedzie Ave; 3031-3157 W 48<sup>th</sup> Pl

**Applicant:** 4837 S Kedzie Ave LLC

**Owner:** Paula Carrick Trust dated July 26, 2012

**Attorney:** Maro Georges, Daley and Georges

**Change Request:** M2-3 Light Industry District and C3-1 Commercial, Manufacturing and Employment District to M3-2 Heavy Industry District

**Purpose:** A transfer station – No Dwelling Units

**NO. 19286 (20<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4850**

**PASS AS SUBSTITUTED**  
**PASS AS REVISED**

**Common Address:** 6014- 6058 S Cottage Grove Ave, 6100-6158 S Cottage Grove Ave, 6200-6244 S Cottage Grove Ave, 6101-6145 S Cottage Grove Ave, 6201-6259 S Cottage Grove Ave, 714-758 E 61st St, 733-757 E 61st St, 801-813 E 61st St, 744-756 E 62nd St, 745-757 E 62nd St, 801-813 E 62nd St, 800-832 E 63rd St, 6101-6107 S Evans Ave and 6258 S Drexel Ave

**Applicant:** Grove Parc Venture Partners, LLC (GPVP)

**Owner:** See application for list of owners

**Attorney:** Carol Stubblefield

**Change Request:** Residential Planned Development No. 64 to Residential Planned Development No. 64 as amended

**Purpose:** The primary purpose of this Application is to facilitate the construction by GPVP of a new 48,000 sf grocery store with 160 parking spaces, 2 loading spaces, a pharmacy drive-through window and a proposed building height of approximately 36 feet

**NO. 19262-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4809**

**Common Address:** 255 W 22<sup>nd</sup> Place

**Applicant:** Conrad Liu

**Owner:** Conrad Liu

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

**Purpose:** Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 sq.ft. commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 42 feet 6 inches

**NO. 19263-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4810**

**Common Address:** 229 West 22<sup>nd</sup> Place

**Applicant:** Yick Yeung Chiu

**Owner:** Yick Yeung Chiu

**Attorney:** Thomas Moore

**Change Request:** RM4.5 Residential Multi-Unit District to B3-2 Community Shopping District

**Purpose:** Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 square feet commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

**NO. 19277-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4824**

**Common Address:** 2233 W 21<sup>st</sup> St  
**Applicant:** Second Foundation  
**Owner:** Second Foundation  
**Attorney:** Michael Ezgur  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District in order to complete an interior remodeling to create 2 additional residential dwelling units, for a total of 4 residential dwelling units, 2 automobile parking spaces, 4 bicycle parking spaces, and no loading berth. The height of the building will remain at 28 feet.

**NO. 19270-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4817**

**Common Address:** 944-946 N Elston Ave  
**Applicant:** 944 N Elston LLC  
**Owner:** 944 N Elston LLC  
**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz  
**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** After amending the Type 1, the property will have 6 dwelling units, 9 parking spaces, and 1,000 sq. ft. of commercial space on the ground floor. The building will be 48 feet 6 inches tall.

**NO. 19269-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4816**

SUBSTITUTE D TO TYPE 1

**Common Address:** 1453-55 W Superior St.  
**Applicant:** 1453 W Superior LLC  
**Owner:** Josseph Greif Trust  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** To demolish the existing buildings and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height 37'-10

**NO. 19293 (30<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5183**

**Common Address:** 3741 W Addison St.  
**Applicant:** Jack Zimny  
**Owner:** Jock Zimny  
**Attorney:** Gordon & Pikarski  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The property will be used for three residential dwelling units with two parking spaces, no commercial space and the existing height to be maintained.

**NO. 19296 (30<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5190**

PASS AS SUBSTITUTED

**Common Address:** 3143 N Monticello

**Applicant:** Lulwah Sulaiman Alzoid

**Owner:** Lulwah Sulaiman Alzaid

**Attorney:** Low Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking to undertake the renovation and rehabilitation of the existing three-story multi-unit residential building, at the subject site. The building currently contains a total of three (3) dwelling units, and - therefore, is non-conforming under the current Zoning Ordinance - as is. The renovation plan calls for the build-out of the existing third-floor unit, to allow for meaningful habitable space (i.e. higher ceiling), therein. The proposed zoning change is required in order to bring the existing non-conforming building into compliance under the current Zoning Ordinance, which in-turn will allow for the permitting of the proposed renovation plan. Once renovated, the existing building will continue to contain a total of three (3) dwelling units - one unit, per floor. The existing two-car garage will be razed and replaced with a concrete parking pad, which will provide on-site parking for three (3) vehicles. After completion of the renovation plan, including the build out of the existing third-floor, the building will measure approximately 34 feet-0 inches in height.

**NO. 19291-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5180**

**Common Address:** 2104-2120 W Fullerton Avenue

**Applicant:** 6324-26 N Western LLC

**Owner:** 6324-26 N Western LLC

**Attorney:** Bernard Citron

**Change Request:** M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

**Purpose:** The applicant proposes to construct a 56-foot tall, 26,832 square foot office building with 63 parking spaces.

**NO. 19271-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4818**

PASS AS TYPE 1 PLANS AMENDED

**Common Address:** 3130-3138 N Rockwell St.

**Applicant:** Rockwell Fletcher, LLC

**Owner:** Rockwell Fletcher, LLC

**Attorney:** Pericles Abbosi

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

**Purpose:** After the rezoning, the building will be renovated into a 30-foot tall two-story commercial building with an open courtyard and second-floor roof deck. There will be 13,950 sq. ft. of commercial space (plus a 2,300 sq ft courtyard) and no dwelling units. There will be no off-street parking spaces. The property will be used for an event space/artisan workshop/ experiential Learning concept business with a PPA and liquor license

**NO. 19290-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-5178**

**Common Address:** 3245-3247 N Elston Ave

**Applicant:** Newell Development Inc

**Owner:** Saro Howard

**Attorney:** Doniel Louer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant intends to construct a three-story building consisting of six (6) dwelling units with basement. There will be five car garage parking spaces and one off-street parking space provided (a total of six parking spaces). The footprint of the building shall be approximately 40 feet by 76 feet 7 inches in size. The height of the building shall be 35 feet high

**NO. 19266-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4813**

**Common Address:** 3510 W Irving Park Rd

**Applicant:** Michael Fairman 2009 Gift Trust

**Owner:** Michael Fairman 2009 Gift Trust

**Attorney:** Tyler Monic of Schoin, Bonks, Kenny & Schwartz

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** After rezoning, the building will remain at 33 feet 4 1/2 inches and will have a total of 3 dwelling units with a front 1st floor enclosure/addition approximately 10' x 6'. 3 parking spaces will be provided

**NO. 19261 (36<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4805**

**Common Address:** 2104 N Merrimac Ave

**Applicant:** DP Investors LLC – 2104 Merrimac Series

**Owner:** DP Investors LLC – 2104 Merrimac Series

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Residential building with 2 dwelling units; existing 2-story, existing height no change proposed Existing 2 car garage to remain.



**NO. 19267-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4814**

SUBSTITUTED TO TYPE 1

**Common Address:** 2256 W Foster Ave

**Applicant:** Ihor Zhuk and Yulia Bednarchuk

**Owner:** Ihor Zhuk and Yulia Bednarchuk

**Attorney:** Doniel Louer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant intends to construct a 3-story 3 dwelling unit building with a basement. There will be three garage parking spaces. The footprint of the building shall be approximately 19 feet 4 1/2 inches by 84 feet in size. The building height shall be 34 feet 4 inches high, as defined by code

**NO. 19289 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4853**

PASS AS REVISED

**Common Address:** 701-721 N Kingsbury St, 441-473 W Superior St; 700-720 N Hudson Ave; 440-472 W Huron St.

**Applicant:** The Kingsbury Street Revocable Trust

**Owner:** The Kingsbury Street Revocable Trust

**Attorney:** Amy Degnan

**Change Request:** Residential Business Planned Development No. 447 to Residential Business Planned Development No. 447, as amended

**Purpose:** The applicant proposes to add approximately 1,137 square feet to the single family home at 701 North Kingsbury St. The footprint of the single family home will not change. The building height, 50'9", will not change. The parking spaces, 3, will not change.

**NO. 19276 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4823**

**Common Address:** 915-917 W Armitage Ave

**Applicant:** 917 W Armitage LLC

**Owner:** 917 W Armitage LLC

**Attorney:** Kotriino McGuire, Thompson Coburn

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Applicant proposes to add a 5<sup>th</sup> residential dwelling unit, to be located in the rear portion of the ground floor in an existing 38 foot tall, 3-story, mixed-use building, with retail space located on the ground floor

**NO. 19284 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4848**

**Common Address:** 525 W Arlington Place

**Applicant:** Chicago Trattoria Associates

**Owner:** Metropolitan Rental Center

**Attorney:** Thomas Roines

**Change Request:** RM-6 Residential Multi Unit District to B3-1 Community Shopping District

**Purpose:** the restaurant has been using an outdoor patio space at this location for decades to provide guests liquor service. They need to apply for an outdoor patio liquor license of grade level. After rezoning, they will be able to apply for the outdoor patio license

**NO. 19037-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-16-16)**  
**DOCUMENT #O2016-8411**

**TYPE 1 PLANS AMENDED**

**Common Address:** 3647-3649 N Southport Ave

**Applicant:** Seminary Properties and Management, LTD

**Owner:** Donald Martin

**Attorney:** Thompson Coburn c/o Katriina McGuire

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** To construct a 5-story, 60 foot tall transit-oriented, mixed-use development. The proposed building will have (21) residential dwelling units and approximately 2,400 square feet of retail/commercial space and six (6) parking spaces located on the ground floor. Forty-two (42) bicycle parking spaces will also be provided. The proposed building is on a Pedestrian street and is within 2,640 feet from the Chicago Transit Authority Southport and Paulina Brown Line train stations.

**NO. 19273 (45<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4820**

**PASS AS REVISED**

**Common Address:** 4022-4040 N Elston

**Applicant:** EREG Development LLC

**Owner:** Chicago Housing Authority

**Attorney:** Steve Friedland

**Change Request:** C2-2 Motor Vehicle related Commercial District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development

**Purpose:** The property will be developed with a maximum of 44 Elderly Housing dwelling units and an approximately 16,000 square feet of nonresidential space, including a new Chicago Public Library branch. There will be not less than 29 off-street parking spaces. The maximum building height will be 77'-9 1/2'.

**NO. 19272-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4819**

**PASS AS SUBSTITUTED**

**Common Address:** 4701-4705 N Kenmore Ave and 1016-1028 W Leland Ave

**Applicant:** 1014-1032 W Leland LLC

**Owner:** 1014-1032 W Leland LLC

**Attorney:** C. Harrison Cooper, Dykema Gossett

**Change Request:** B3-3 Community Shopping District to B2-5 Neighborhood Shopping District

**Purpose:** The applicant proposes to redevelop six commercial units on the ground floor to five dwelling units which will increase the dwelling unit count from 13 (which presently exist on the second and third floors) to 18 dwelling units. There are no parking spaces on site. There will be no commercial space. The building envelope and height at approximately 39 feet, four inches shall remain unchanged. The property is within 1,320 feet of a CTA rail station entrance.

**NO. 19256 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4800**

**Common Address:** 4540-42 N Ravenswood Ave  
**Applicant:** 4540 N Ravenswood LLC  
**Owner:** 4540 N Ravenswood LLC  
**Attorney:** Warren Silver  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The proposed use of the subject property is a 4-story (54' height) building, with 9 dwelling units above the ground floor, 5 off-street parking spaces, and approximately 2700 sq.ft of commercial space at the ground floor

**NO. 19280 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4844**

**Common Address:** 1900-1930 W Lawrence Ave; 4801-4811 N Winchester Ave; 4800-4810 N Wolcott Ave  
**Applicant:** SB 1900 W Lawrence LLC  
**Owner:** SB 1900 W Lawrence LLC  
**Attorney:** Mara Georges and Richard Toth, Daley and Georges  
**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District  
**Purpose:** A mixed-use commercial and residential building with 59 dwelling units 59 parking spaces, approximately 32,255 feet of commercial space building height of 65 feet not including existing tower at 97 feet tall .

**NO. 19287-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4851**

TYPE 1 PLANS AMENDED

**Common Address:** 1617 W Irving Park Road  
**Applicant:** Sunset Woods Development LLC Irving Park Property  
**Owner:** Sunset Woods Development LLC Irving Park Property  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** B1-1 Neighborhood Shopping District to B3-3 Community Shopping District  
**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing one-story building will be razed. The new proposed building will contain approximately 1,000 square feet of commercial/retail space – at grade level, and six (6) dwelling units – above. There will be interior (garage) parking, for six (6) vehicles, located at the rear of the 1<sup>st</sup> Floor. The new proposed building will be masonry in construction and measure 47 feet-3 inches in height.

**NO. 19288 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4852**

**Common Address:** 4210-4218 N Western Ave

**Applicant:** Western Ave Partners Inc

**Owner:** Western Ave Partners Inc

**Attorney:** Low Office of Samuel VP Banks

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain commercial/retail space (2,912 square feet approx.) – at grade level, and a total of forty-eight (48) dwelling units – above. There will be interior garage parking for up to fifty (50) vehicles, located at the rear of the 1<sup>st</sup> floor. The proposed new building will be masonry in construction and measure approximately 45 feet-10 inches in height.

**NO. 19274 (50<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4821**

PASS AS REVISED

**Common Address:** 2401-2411 W Forwell Ave; 6800-6824 N Western Ave; 2400-2422 W Pratt Boulevard

**Applicant:** EREG Development LLC

**Owner:** Chicago Housing Authority

**Attorney:** Steve Friedland

**Change Request:** RS2 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development

**Purpose:** The property will be developed with a maximum of 44 Elderly Housing dwelling units and an approximately 16,000 square feet of non-residential space, including a new Chicago Public Library branch. There will be not less than 40 off-street parking spaces. The maximum building height will be 60 feet.

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE -- BUSINESS ID**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2017-344	8	1538 E 9 <sup>5</sup> th St	Buddy Bear Car Wash
Or2017-345	8	1538 E 9 <sup>5</sup> th St	Buddy Bear Car Wash
TBD	8	1538 E 9 <sup>5</sup> th St	Buddy Bear Car Wash
TBD	8	1538 E 9 <sup>5</sup> th St	Buddy Bear Car Wash
Or2017-358	27	221 N Wood St.	Great Central Brewing Company
Or2017-357	27	221 N Wood St.	Great Central Brewing Company
Or2017-360	27	221 N Wood St.	Great Central Brewing Company
Or2017-359	27	221 N Wood St.	Great Central Brewing Company
Or2017-362	27	1460 N Halsted St.	Northwestern
Or2017-361	27	747 N May St	Ginasi Apartals
TBD	29	5905 W Washington St	Mayfield Care Center
Or2017-347	39	4010 W Lawrence Ave	Walgreens
Or2017-385	39	4010 W Lawrence Ave	Walgreens
Or2017-346	40	5110 N Damen Ave	Amundsen High School
Or2017-356	42	648 N Clark St.	Blitzlake Partners
Or2017-355	42	41 E Chestnut Ave	Truluck's Restaurant
Or2017-353	42	41 E Chestnut Ave	Truluck's Restaurant
Or2017-350	42	41 E Chestnut Ave	Truluck's Restaurant
Or2017-354	42	151 N Franklin St.	Continental Casualty Company
Or2017-352	42	151 N Franklin St.	Continental Casualty Company
Or2017-351	42	55 E Ohio St.	Room & Board
Or2017-349	42	55 E Ohio St.	Room & Board
Or2017-348	46	918 W Montrose Ave	Ross Dress for Less

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE -- SUBSTITUTED**

DOC#	WARD	LOCATION	PERMIT ISSUED TO	
Or2017-363	11	1400 S Jefferson St.	UPS	PASS AS AMENDED
Or2017-312	39	4412 N Pulaski Rd.	Wendy's	PASS AS AMENDED

**FEE WAIVER****Or2017-364 (46<sup>th</sup> WARD) ORDER REFERRED 7-26-17**

Historical Landmark Fee Waiver for the property of 4619 N Broadway